

RESOLUTION AND VOTE OF THE BOSTON REDEVELOPMENT AUTHORITY
FINAL DESIGNATION OF PARCEL C-1 OF THE BEDFORD-WEST
URBAN RENEWAL AREA
PROJECT NO. MASS. R-182

WHEREAS, the City of Boston (the "City") acting through its Mayor and its Real Property Board and Lafayette Place Associates (the "Developer") propose to develop the Bedford-West Urban Renewal Area as described in the Tripartite Agreement with the Boston Redevelopment Authority (the "Authority") concerning the proposed public and private redevelopment project in Boston called Lafayette Place (the "Project");

WHEREAS, the Authority on April 17, 1975, and the Boston City Council on June 23, 1975, have previously adopted certain resolutions with respect to a public and private redevelopment proposal in Boston similar to and within the same general location as the Project;

WHEREAS, the Authority has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the Project;

WHEREAS, the Urban Renewal Plan for the Bedford-West Urban Renewal Area, Project No. Mass. R-182, has been duly reviewed and approved in full compliance with federal, state and local law;

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin;

WHEREAS, the Tripartite Agreement provides for the design and construction within the area bounded generally by Avon Street, Chauncy Street, Exeter Place, Harrison Avenue Extension, Hayward Place and Washington Street;

WHEREAS, Lafayette Place Associates and the City have expressed interest in and have submitted a satisfactory proposal for the development of the Bedford-West Urban Renewal Area, which is part of the land area to be used in the implementation of the Project;

- (a) of public improvements by the City, including parking spaces for about 1,500 automobiles, at least 900 of which spaces will be located within a new, subterranean public parking garage; and
- (b) of private improvements by the Developer in air-rights above, within and contiguous to said new parking garage, consisting of an integrated retail, commercial, office and hotel complex;

WHEREAS, the Authority finds that the Project will reverse the economic decline of the downtown retail area of the City, facilitate efficient land use within the area, improve traffic flow, and expand the real property tax base of the area; and

WHEREAS, the Authority finds that the public improvements described in the Tripartite Agreement, including said new public parking garage, and the private improvements described therein will serve a public purpose, and that certain aspects of such private improvements require integration with the public improvements in order to bring the public benefits under Chapter 474 of the Acts of 1946 of the General Laws, as amended, to full fruition;

NOW, THEREFORE, BE IT RESOLVED AND VOTED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Lafayette Place Associates and the City of Boston acting by and through its Real Property Board is finally designated redeveloper of the Bedford-West Urban Renewal Area.
2. That disposal of so-called Parcel C-1 in the Bedford-West Urban Renewal Project Area by negotiation is the appropriate method of making the land available for redevelopment.
3. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement to the City and the Redeveloper, and a Deed conveying Parcel C-1 to the City of Boston acting by and through the Real Property Board, said documents to be in the Authority's usual form.

VOTED FURTHER: That the Director be and hereby is authorized to execute and deliver a License for Early Entry to the City of Boston for the Bedford-West Urban Renewal Area, Project No. Mass. R-182. Said License to be in the Authority's usual form.

September 6, 1979

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: BEDFORD-WEST PROJECT
MASS. R-182 - LAFAYETTE PLACE
FINAL DESIGNATION OF REDEVELOPER
AUTHORIZATION TO EXECUTE LICENSE FOR EARLY ENTRY

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On August 3, 1978, the Authority tentatively designated the Redeveloper of the Site; and on April 17, 1975, the Authority authorized the execution of a Tripartite agreement by and among the City of Boston, the Authority and Sefrius Corporation, which agreement contemplated the development of a retail/hotel project on land to be assembled next to the existing Jordan Marsh facility. This project is known as the Lafayette Place Project.

Since approval of the project, the Jordan Marsh facility has been remodeled at an approximate capital cost of Thirty-Five Million (\$35,000,000.00) Dollars. The developer has been preparing for the continuation of the private development by expanding the development team with the addition of Mondev International, Inc., a development entity based in Montreal with considerable experience in complicated public/private cooperative development efforts.

The developer has proposed to the Authority and the City that the original development proposal be modified so as to unite, to the greatest extent feasible, the public and private efforts so as to enhance the financial viability and expedite the commencement of construction of the Lafayette Place Project.

The revised development program provides for the Real Property Board to construct a subterranean municipal garage for 900-1,500 cars in the Lafayette Place site instead of an elevated structure which was to be located behind the site on Chauncy Street. The relocation of this facility enhances the design of the overall project and reduces overall acquisition and relocation costs. Other public improvements to be provided by the City consist generally of the construction of New Essex Street from the Southeast Expressway to Washington Street, a public plaza and pedestrian way improvements along Washington and Chauncy Streets and around and over the proposed plaza and a kiosk on Summer Street providing improved access to the MBTA.

The first phase of development is the construction of a three story below ground parking facility by the Real Property Board of the City of Boston. The major portion of the facility will be located on the Bedford West Urban Renewal Area.

The initial phase of private development consists of the construction over, around and in the garage structure of a five hundred (500) room hotel and three hundred thousand (300,000) square feet of retail space. In addition, a cooperative effort with Allied Stores will result in the construction of a mall through the Jordan Marsh facility on the ground level from Lafayette Place to Summer Street. It is expected that the catalytic effect of the entire program will result in substantial private development on other sites in the area for retail, commercial, office and residential projects.

The proposed program is consistent with the requirements of the Bedford-West Urban Renewal Plan and its implementation requires the continuance of the cooperative efforts which have been made thus far by several and varied public and private entities. The program and schematic drawings have been reviewed by and approved by the urban design staff. Further design review will be conducted during the process of G.L., c. 121A, as the developer has applied for 121A approval.

The development team is now comprised of the City acting by and through the Real Property Board and Lafayette Place Associates, a general partnership consisting of Sefrius Corp., a Delaware corporation and Mondev Associates, Inc., a Massachusetts corporation. The architect for the City is Desmond and Lord, Inc., and the architect for Lafayette Place Associates is Mitchell/Giurgula, Inc. It is proposed that the Authority convey the Bedford-West site to the City, which will acquire by purchase other land necessary to construct the project. The City will, in turn, sell the air-rights to the developer. The Authority will retain approval rights with respect to the design of the project.

It is considered that the public/private development teams have the expertise, experience and financial resources to successfully complete the project.

It is, therefore, recommended that the Authority expedite the realization of this unique and important project by finally designating the Real Property Board and Lafayette Place Associates as Redeveloper of the single parcel in the Bedford-West Urban Renewal Project Area and authorizing the Director to execute the LDA and Deed.

An appropriate Resolution and Vote is attached.
Attachment

